

Riverlane Estates – LMS 2053

Strata Council Meeting
Monday, March 12th, 2007

MINUTES

Liana Jones
Richard Tremblay

- Unit #86
- Unit # 85

Wayne Pruner
Carol Smith

- Unit #61
- Unit #64

Olive Campbell & Malcolm Karl – Pacific Dawn Management

Regrets: Hilary Murphy, - Unit #5, Dave Watts, - Unit #60

Call to Order:

Meeting was called to order at 7:05 p.m.

Quorum Established:

A quorum was confirmed.

Guest Presentation:

Mr. & Mrs. McLellan of unit # 57 presented their position and sequence of events relating to their dishwasher flooding a portion of their unit and the resulting damage. Council listened to their presentation and also advised the McLellan's that at the very least they would be responsible for the deductible of \$2,500.00. Olive will review the situation with the insurance broker for the building as they have already advised that the Strata Corporation may have difficulty getting "water damage" coverage due to the high number of claims they have processed. Olive will report back to Council at the next meeting and call the McLellan's with information of how their damage will be repaired. Everyone understands the urgency of getting the damages repaired.

Approval of Previous Minutes:

A motion was made to accept the minutes of February 12th, 2007

Motion Richard Tremblay, # 85 and Seconded by Wayne Pruner, # 61.

Carried

Financial & Property Management Report :

Olive reviewed the financial statements for the period ending February 28th, 2007. Olive provided council with the financial standing and overview of the property. Olive was advised that some Owners did not have their fees taken from their account in February and some in March. Olive will look into this. A motion was made to accept the financial and property management reports and statements.

Motion; Wayne Pruner, # 61, and Seconded by Richard Tremblay, # 85.

Carried

New Business:

Parking Complaints; Olive advised that she had received a couple of complaints regarding people parking against the curb and in the visitor parking. Council members ask that **all Owners respect the parking rules and ensure that their visitors also respect and follow the parking rules. Owners are responsible for the actions and behavior of their guests.** Everyone is living in a "community" and respect for the rules and neighbors is imperative if everyone is going to get along.

Problem areas; Malcolm reported to council that a roof leak in unit # 33 had been reported and that Rudy had been dispatched to fix it. The gutters and windows in unit # 39 need to be looked at as do the gutters at unit # 31 need looking at.

Minutes; Olive was asked to ensure that the minutes are mailed to those Owners who have requested this service.

Playground; Olive will confirm with the insurance carrier the status of the playground and the Strata's responsibility for liability for this area.

Correspondence Received:

All correspondence received was reviewed and will be replied to accordingly.

Council Reports:

Maintenance: Wayne gave the report on behalf of Dave Watts. It was noted that some lights are out and need replacing, there are some areas of fencing that need to be repaired and there are still some gutters which need repairing. This work will be undertaken once the weather settles down.

Special Reports: Richard advised that he had gone through the old preventative maintenance projections schedule and had also review the file on installation of a fence. More review of the maintenance program will occur over the year with the goal being to establish a new three (3) and five (5) year plans for the property. Richard will get quotes on the fencing project and other projects for the property for consideration at the next AGM.

Landscape & Amenities Report; Carol left the meeting at this point as the discussion on landscaping would be a conflict of interest for her. Liana gave the report on Hilary's behalf.

Five (5) trees at the right hand of the entry need to be removed; there are also some large trees at unit #'s 23, 53, 13, 75, 87, 76, 77, 88 and 89 which need to be removed. The mountain ash at unit # 26 & 27 also need to be removed.

There had been some sand removal from the roadways done however the work was stopped by an Owner who felt the sand was not being disposed of correctly. Olive will follow up with Hilary on the approval and scheduling of this work. **Owners are reminded they are not to interfere with contractors providing services to the property in any way. If they have concerns they are to contact either a Council Member or the management company. In future, if this occurs, Owners should be aware that any expenses incurred may be charged back to them for causing a work stoppage.**

Adjournment:

There being no further business the meeting was adjourned at 8:30pm.

Next Meeting:

The next meeting will be on Monday, April 16th, 2007 at 7:00pm